



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

**STRATEGIC HOUSING AND EMPLOYMENT
LAND AVAILABILITY ASSESSMENT**

**OLLERTON & BOUGHTON PARISH – SITE
ASSESSMENTS**

2021

Ollerton & Boughton Parish

The following sites have been submitted within the Parish of Ollerton & Boughton.

Site Reference Number: 16_0042 Site Address Land east of Harrow Lane, Boughton
Housing/Employment/Both: Housing Area (Ha): 14.79
Parish: Ollerton & Boughton Ward: Boughton

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within the next 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable

OVERALL CONCLUSION:

The site is adjacent to the urban boundaries of Ollerton & Boughton and may be considered suitable for development. The site is both available and achievable. Significant highway access improvements will be needed to maximise development potential. Other highways limitations means that development would be restricted to 150 dwellings. Potential contamination issues at the site would need to be investigated and mitigated if necessary. A very small portion of the site lies within flood zone 3 where residential development should be resisted. Part of the site is subject to varied levels of risk of surface water flooding, and proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to address any potential impact on the heritage asset within or nearby the site, as well as the impact on the adjacent Local Wildlife Site (SINC). The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Outside but adjacent to the urban boundaries for Ollerton & Boughton PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 14.79ha

Area Character: Rural / Agricultural
 Setting : Rural / Agricultural
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: SP3 / DM8 Other Policy Constraints:
 Conflicting Issues: Open countryside but adjacent to the urban boundary

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Access to Services: May be Suitable

Within 800m or 10mins walking

Primary School: No Bus Stop: Yes
GP/Health Centre: No Cash Machine /
Post Office: No

Store of Local Importance:
Proximity to town centre: Over 1km to a
town centre
Green Space Standards: Over 400m from
publicly accessible green space

Within 30mins travel by public transport

Secondary School: Yes Retail Area: Yes
Further Education: Yes Hospital: No

Supermarket: Yes Employment: Yes
Proximity to Transport Node: Over 1km to a major
public transport node
Green Space Strategy Comments: 556m

Physical Constraints : May be Suitable

Highway Engineers Comments:

Significant highway access improvements will be needed to maximise development potential. The length of site frontage and existing road alignment may restrict the ability to serve the site other than from a single point of access. Consequently this would restrict development to 150 dwellings. Footway provision on A6075 will be required. Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: Slopes up to South

Contaminated Land?: Yes Contamination Category: A – Potentially contaminative usage
has been identified at the site

Agricultural land quality : 100% Grade 3 (Good – Moderate) Access to Utilities: Yes

Site Apparatus: Major pylon line along southern boundary, telegraph poles and line on western boundary Neighbour Issues: Sewage works abuts the southern boundary

Flood Zone: Flood Zone 3 on small portion of site along the Eastern edge Surface Water Flooding: 1.23% of site at high risk, 2.53% at medium risk, 16% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable	
Impact on views: No	Impact on existing recreational use: No
Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 2/773 -Boughton Scrub (North and South). Indirect impacts might occur. The site is very close to Sinc 5/312 - Boughton Railway Banks. Indirect impacts might occur. Site also near 5/2151 Ollerton Colliery	Tree Preservation Order: No
Natural Features on Site: Boughton Dyke on eastern boundary	
Conservation Area: No	Heritage asset (designated & non designated): Impact on local interest building, potential archaeological interest, historic core of Boughton (listed buildings) and Jordan Castle scheduled monument

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: House builder has the site under option and confirms site is available.	
Achievability Comments: Nothing suggests development is unachievable.	
Ownership Constraints: None known	Ownership Comments:
Legal Issues: None known	Legal Comments:
Timescale: 5-10 years	Availability Other Issues:
Viability Comments:	

Availability Conclusion: Available

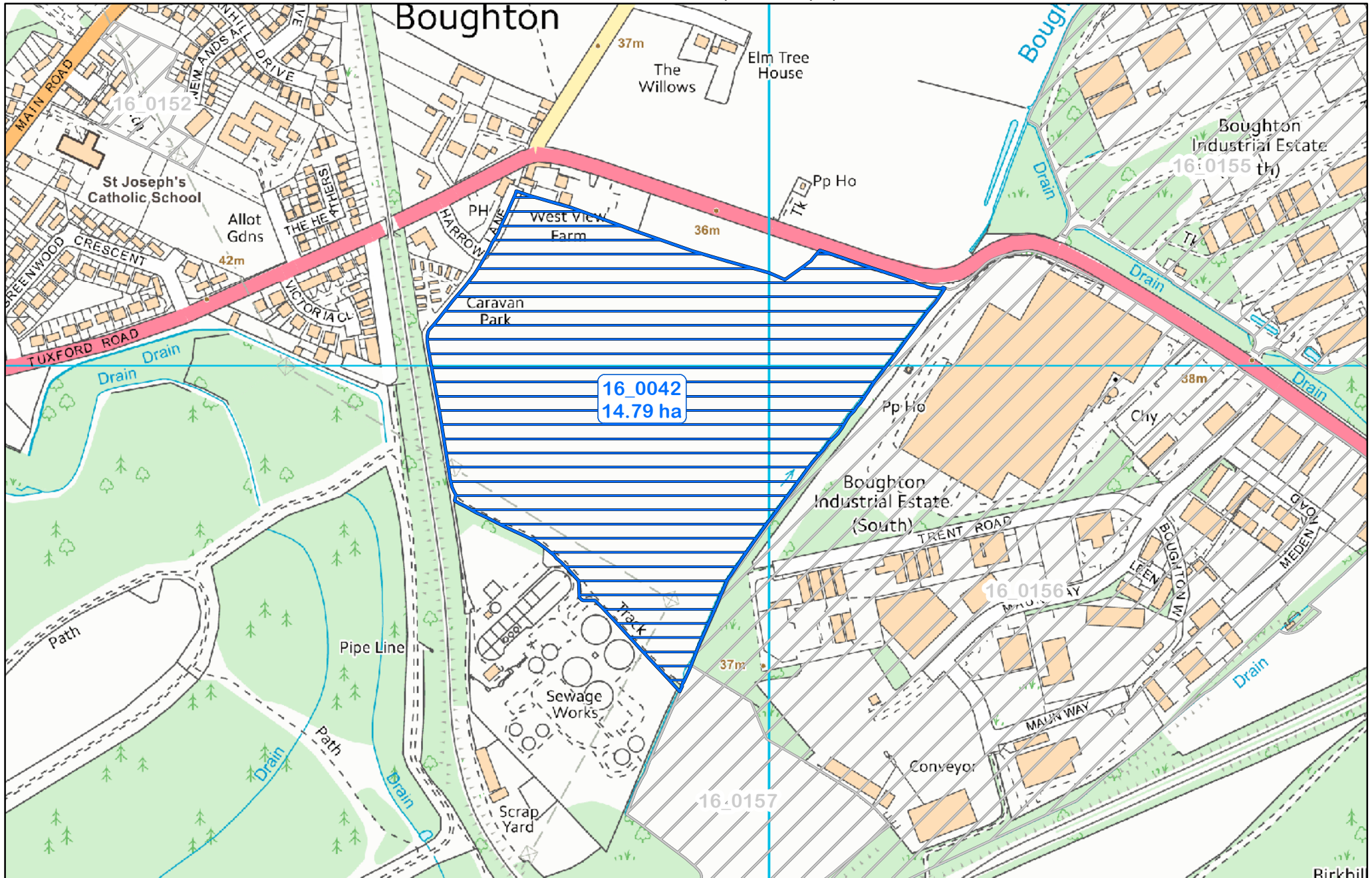
Achievability Conclusion: Achievable

Additional Comments

Formerly 08_0153

Yield: 150 (due to highway constraints)

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0064 Site Address Land at Cinder Lane, Ollerton
Housing/Employment/Both: Housing Area (Ha): 3.43
Parish: Ollerton & Boughton Ward: Ollerton

Suitability Conclusion: Not Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is no evidence to suggest the site is not achievable

OVERALL CONCLUSION:

The site cannot achieve improved access visibility without use of third party land and is therefore considered not suitable for development.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Urban (outside but adjacent to urban boundary) PDL/Greenfield: PDL
 Area: PDL 3.43ha Area: Greenfield

Area Character: Agricultural / Residential

Setting: Open Countryside

Current Use: Vacant Land

Policy: May be Suitable

Current Policy Status: SP3 / DM8 Other Policy Constraints:

Conflicting Issues: Open Countryside

Access to Services : May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: No	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 1,028m	

Physical Constraints : Not Suitable

Highway Engineers Comments:

Due to access and junction limitations, no development should be permitted unless visibility improvements involving third party land can be delivered. Notwithstanding this, the scale of development should be limited to, say, 25 dwellings.

Topography Constraints: Most of site is fairly flat but southern part slopes down.

Contaminated Land?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality: 87.92% Grade 3 (Good- Moderate). 12.08% N/A (Urban) Access to Utilities: Yes

Site Apparatus: Existing structures on site / remnants of previous use Neighbour Issues: No

Flood Zone: 1 Surface Water Flooding: 1% at medium risk, 4% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No Impact on existing recreational use: Footpath along some of northern edge (Ollerton & Boughton FP2)

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on site No

Conservation Area : No Heritage asset (designated & non designated): Local interest buildings, archaeological interest in nearby Roman camp, potential impact to Rufford Park

Suitability Conclusion: Not Suitable

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AVAILABILITY AND ACHIEVABILITY

Availability Comments: Agent confirmed site to be included June 2019.

Achievability Comments: No evidence shows it would not be achievable.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

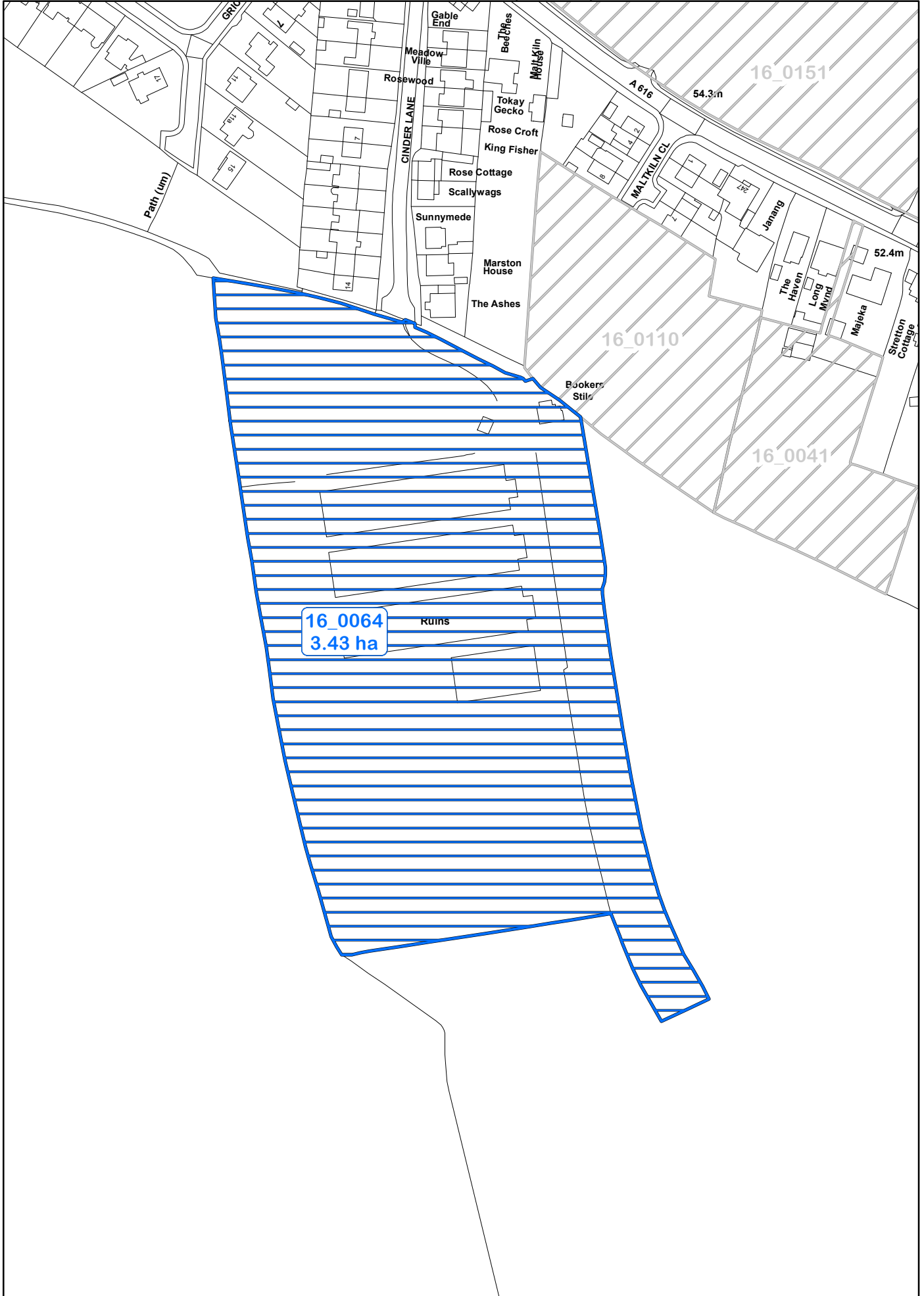
Achievability Conclusion: Achievable

Additional Comments

Formerly 08_0103

Yield: 25 (per highway comments)

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0111 Site Address: Maid Marion Way
Housing/Employment/Both: Housing Area (Ha): 0.28
Parish: Ollerton and Boughton Ward: Ollerton

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable.

OVERALL CONCLUSION:

The site is within the urban boundary of Ollerton & Boughton and may be suitable for development subject to appropriate mitigation works. The site is both available and achievable. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity and any development in this defined area will need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: PDL
 Area: PDL 0.28ha Area: Greenfield

Area Character: Residential

Setting: Urban

Current Use: Residential

Policy: Suitable

Current Policy Status: Within Urban Boundary Other Policy Constraints:

Conflicting Issues:

Access to Services: May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 1km of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 514m	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Physical Constraints : May be Suitable

Highway Engineers Comments: Direct from unclassified. Highway design should comply with Highway Authority's relevant design guide at the time of submission. Future proposals should be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.

Topography Constraints: No

Contaminated Land?: No Contamination Category: C – Potentially contaminative usage has yet to be identified at the site or surrounding areas

Agricultural land quality : 100% N/A (Urban) Access to Utilities: Yes

Site Apparatus: Existing road surfaces Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 16% of site at high risk, 26% at medium risk, 50% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No | Impact on existing recreational use: No

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on site No

Conservation Area : No Heritage asset (designated & non designated): No

Suitability Conclusion: May be Suitable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site belongs to the District Council

Achievability Comments: Nothing suggests the site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

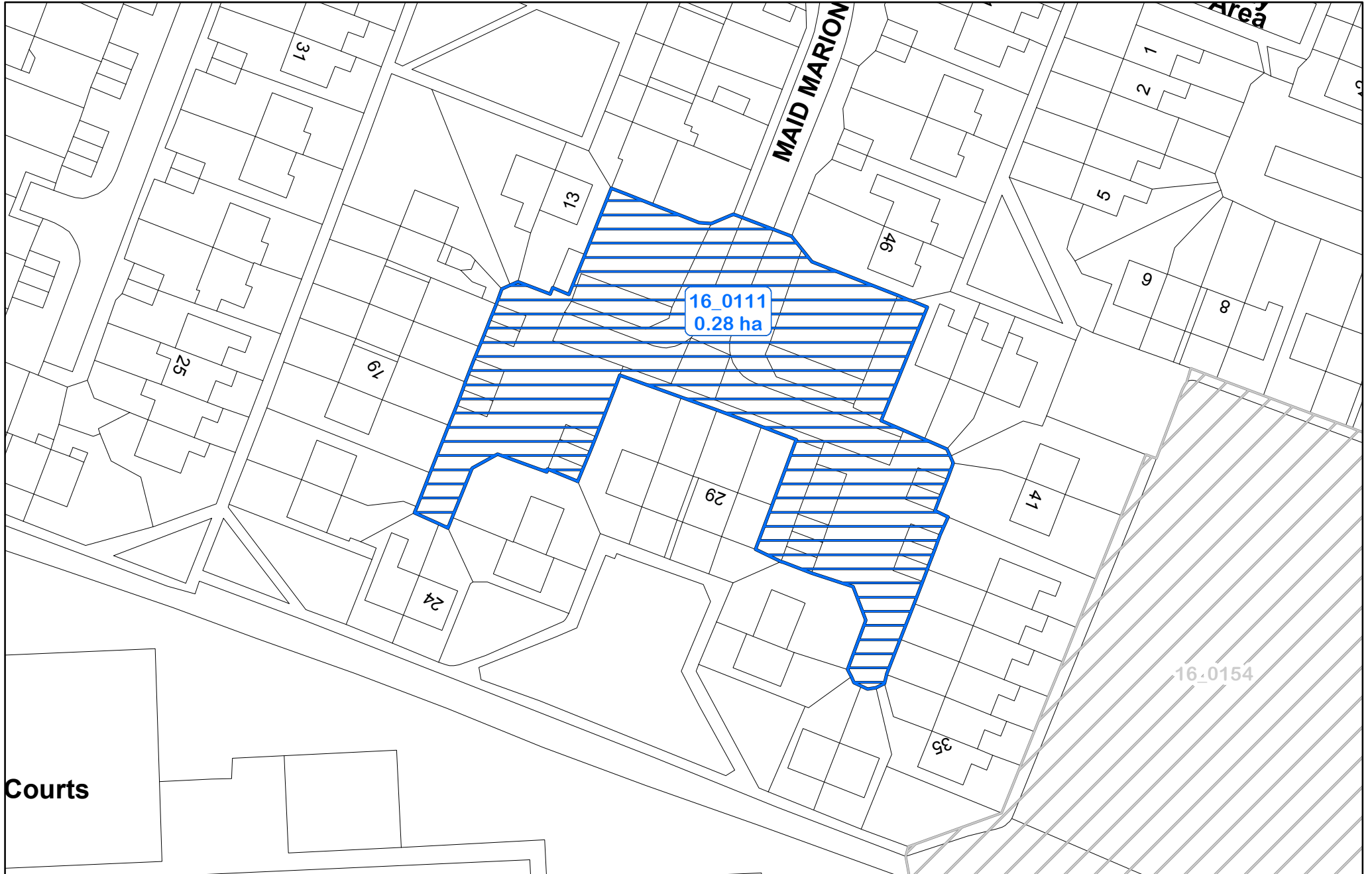
Achievability Conclusion: Achievable

Additional Comments

The site does not have planning permission. Achievable within 5-10 years.

Yield: 6

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0154 Site Address Land between Kirk Drive, Stepnall Heights and Hallam Road, Ollerton (OB/MU/2)
Housing/Employment/Both: Housing **Area (Ha): 12.96ha**
Parish: Ollerton & Boughton **Ward: Ollerton**

Suitability Conclusion: **Suitable**
Availability Conclusion: **Available**
 Availability Comments: The site is available within 10-15 years
Achievability Conclusions: **Achievable**
 Achievability Comments: There is nothing to suggest this site is not achievable.

OVERALL CONCLUSION:
The site is allocated for residential and open space development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The Council are in control of the land. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Part of the site is subject to varied levels of risk of surface water flooding and any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 12.96ha

Area Character: Open Space / Residential

Setting : Open Space / Residential

Current Use: Open Space

Policy: Suitable

Current Policy Status: Allocated OB/MU/2 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking	Within 30mins travel by public transport
Primary School: No Bus Stop: Yes	Secondary School: Yes Retail Area: Yes
GP/Health Centre: No Cash Machine / Post Office: No	Further Education: Yes Hospital: No
Store of Local Importance:	Supermarket: Yes Employment: Yes
Proximity to town centre: Over 1km to a town centre	Proximity to Transport Node: Over 1km to a major public transport node
Green Space Standards: Within 400m of publicly accessible green space	Green Space Strategy Comments: 320m

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with Highway Authority’s relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.

Topography Constraints: Gently rolling

Contaminated Land?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 85.02% Grade 3 Access to Utilities: Unknown
(Good-Moderate), 14.98% N/A (Urban)

Site Apparatus: Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 0.5% of site at high risk,
1.4% at medium risk and 6.6% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No Impact on existing recreational use: SP8 open space, footpath on a SW boundary

Protected Species/Habitats : No Tree Preservation Order: No

Natural Features on site: trees

Conservation Area : No Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Council controls the land and it remains available

Achievability Comments: Nothing suggests site is not achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 10-15 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

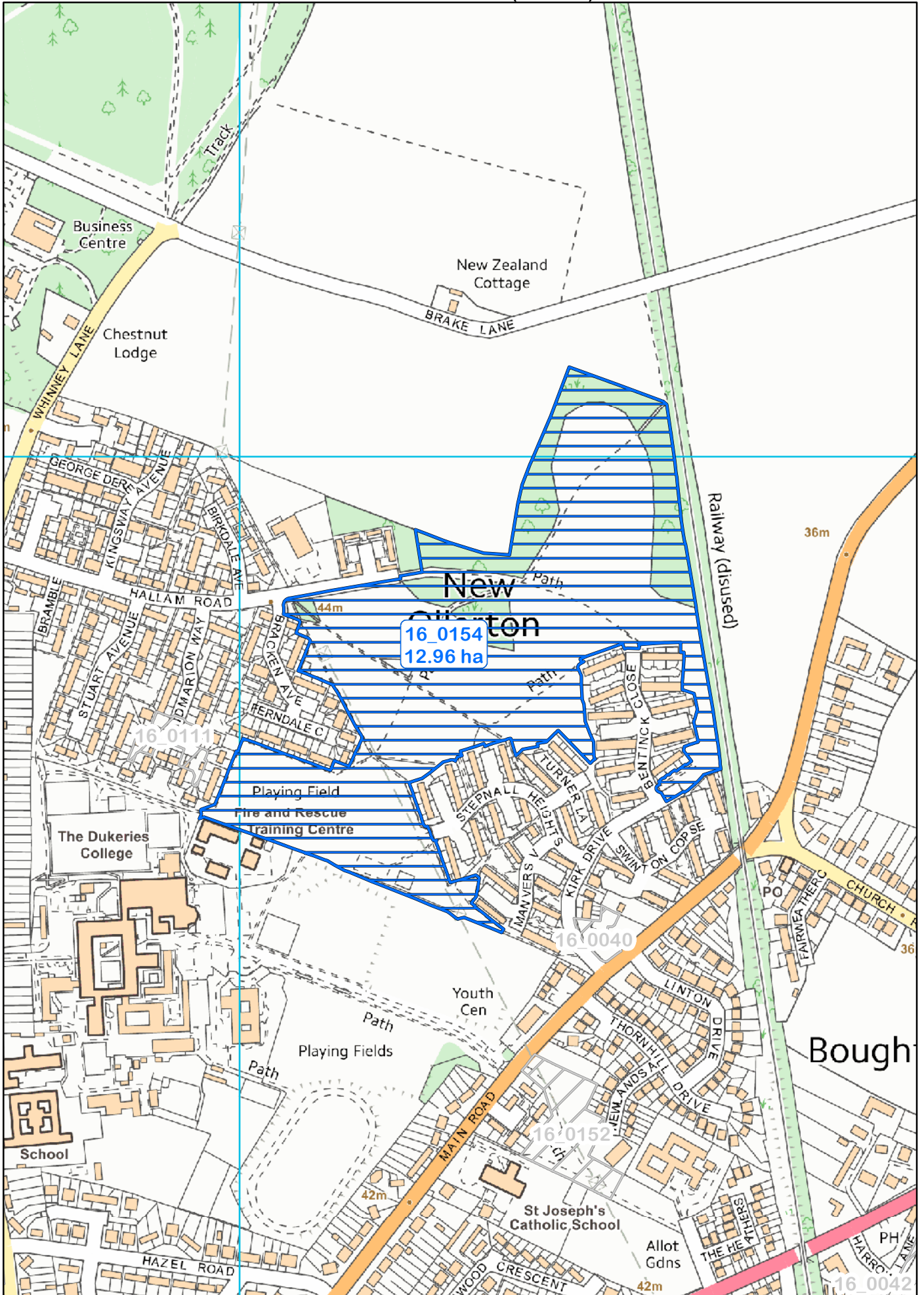
Additional Comments

Work continues on the Neighbourhood Study.

Allocation for 120 includes provision to meet the requirements of SP8.

Yield: 120, retail element

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0157 Site Address South of Boughton Industrial Estate (OB/E/3)
Housing/Employment/Both: Employment Area (Ha): 3.86
Parish: Ollerton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available within 5-10 Years
 Availability Comments:
Achievability Conclusions: The site is economically viable/achievable
 Achievability Comments: No evidence to suggest the site is not achievable at this point

OVERALL CONCLUSION:

The site is allocated for employment development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. Potential contamination issues at the site would need to be investigated and mitigated if necessary. Approximately 4% of the site lies within Environment Agency Flood Zone 3 where residential development should be resisted. Part of the site lies with Environment Agency Flood Zone 2. Development on this site will need to be designed to satisfy the Exception Test. Part of the site is subject to varied levels of risk of surface water flooding, any proposals would need to satisfactorily address this and provide suitable mitigation if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species habitats as necessary. The site lies within an area of former coal mining activity. Any development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield Greenfield
 Area: PDL Area: Greenfield 3.86

Area Character: Employment /Countryside
 Setting : Employment /Countryside
 Current Use: Agricultural

Policy: Suitable

Current Policy Status: Allocated OB/E/3 Other Policy Constraints:
 Conflicting Issues: N/A

Access to Services : Suitable

Within 800m or 10mins walking **Within 30 mins travel by public transport**
 Primary School: Yes Bus Stop: No Secondary School: Yes Retail Area: Yes

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GP/Health Centre: No	Cash Machine Post Office:	Further Education: No	Hospital: No
Store of Local Importance:		Supermarket:	Employment: Yes
Proximity to town centre: Over 1km from a town centre. 5017m		Proximity to Transport Node: Over 1km from major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 703m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's 6c's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan. Current guidance on this is found in Table PDP1 of the 6c's design guide (this may be updated from time to time).

Topography Constraints:

Contaminated Land?: Yes Contamination Category: A - Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% Grade 3 Good - Moderate Access to Utilities:

Site Apparatus: Neighbour Issues:

Flood Zone: 4% Flood Zone 3, 1% Flood Zone 2 Surface Water Flooding: 1% of site at high risk, 3% at medium risk, 15% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints :

Impact on views: | Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Habitat. The site abuts Sinc 5/312 - Boughton Railway Banks and Sinc 2/773 - Boughton Scrub (North and South). Indirect impacts might occur. Tree Preservation Order:

Natural Features on site

Conservation Area : No Heritage asset (designated & non designated):

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Availability Comments: No evidence to suggest the site is not available.

Achievability Comments: No evidence to suggest the site is not achievable at this point

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None Known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

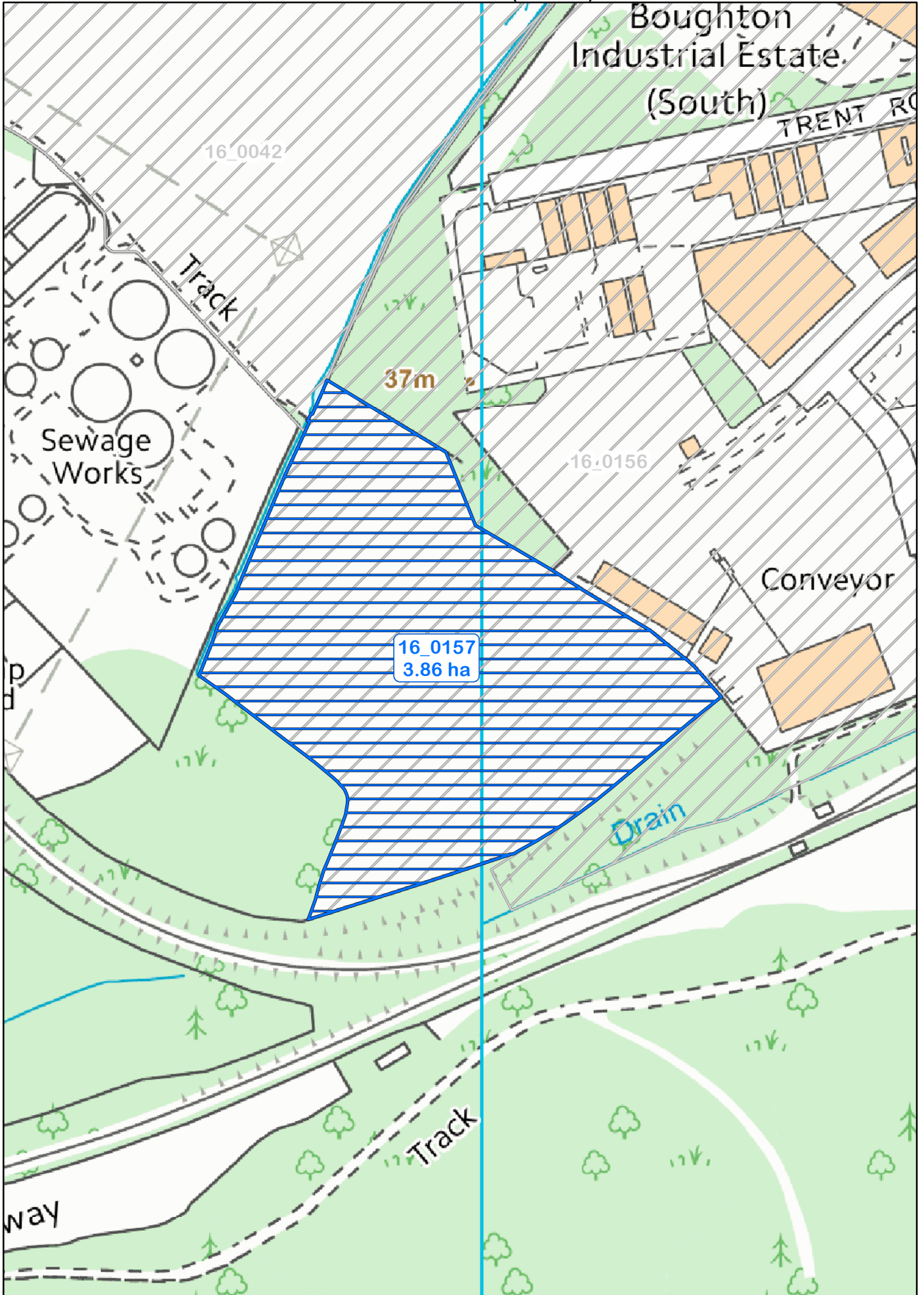
Availability Conclusion: Available within 5-10 Years

Achievability Conclusion: The site is economically viable/achievable

Additional Comments

Within coal mining reporting area. 100% in development low risk area

SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0158 Site Address Land at Rufford Avenue (OB/Re/1)
Housing/Employment/Both: Retail Area (Ha): 0.32ha
Parish: Ollerton & Boughton Ward: Ollerton

Suitability Conclusion: Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years.
Achievability Conclusions: Achievable
 Achievability Comments: No evidence to suggest the site is not achievable

OVERALL CONCLUSION:

The site is allocated for retail development and is suitable subject to appropriate mitigation measures as necessary. The site is both available and achievable. The land is owned by Ollerton Town Council. Potentially contamination issues at the site would need to be investigated and mitigated if necessary. Any possible development would need to take account of the sites location within the 5km buffer zone for the possible potential Special Protection Area (SPA) to appropriately address any potential impact on protected species as necessary. The site lies within an area of former coal mining activity and any development in this defined area will need to demonstrate that the development will be safe and stable taking full account of former coal mining activities.

SUITABILITY

Character Land Use Location: Suitable

Location: Within Urban Boundary PDL/Greenfield: PDL
 Area: PDL 0.32ha Area: Greenfield

Area Character: Residential / Commercial

Setting : Urban

Current Use: Vacant

Policy: Suitable

Current Policy Status: allocated OB/Re/1 Other Policy Constraints:

Conflicting Issues:

Access to Services : Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: Yes	Bus Stop: Yes	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: Yes	Cash Machine / Post Office: Yes	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Within 400m of a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m from publicly accessible green space		Green Space Strategy Comments: 460m	

Physical Constraints : Suitable

Highway Engineers Comments: Highway design should comply with the Highway Authority's relevant design guide at the time of submission. Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and / or Travel Plan.

Topography Constraints: No

Contaminated Land?: Yes Contamination Category: A – Potentially contaminative usage has been identified at the site

Agricultural land quality : 100% N/A (Urban) Access to Utilities: Yes

Site Apparatus: Remaining hardstanding from previous use (demolished) Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding: 1% at medium risk, 2% at low risk

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : Suitable

Impact on views: No | Impact on existing recreational use: No

Protected Species/Habitats : Potential Species Tree Preservation Order: No
Habitat

Natural Features on Site: No

Conservation Area : No Heritage asset (designated & non designated):
No

Suitability Conclusion: Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Owners confirm land remains available at June 2019

Achievability Comments: Owners await favourable market conditions.

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

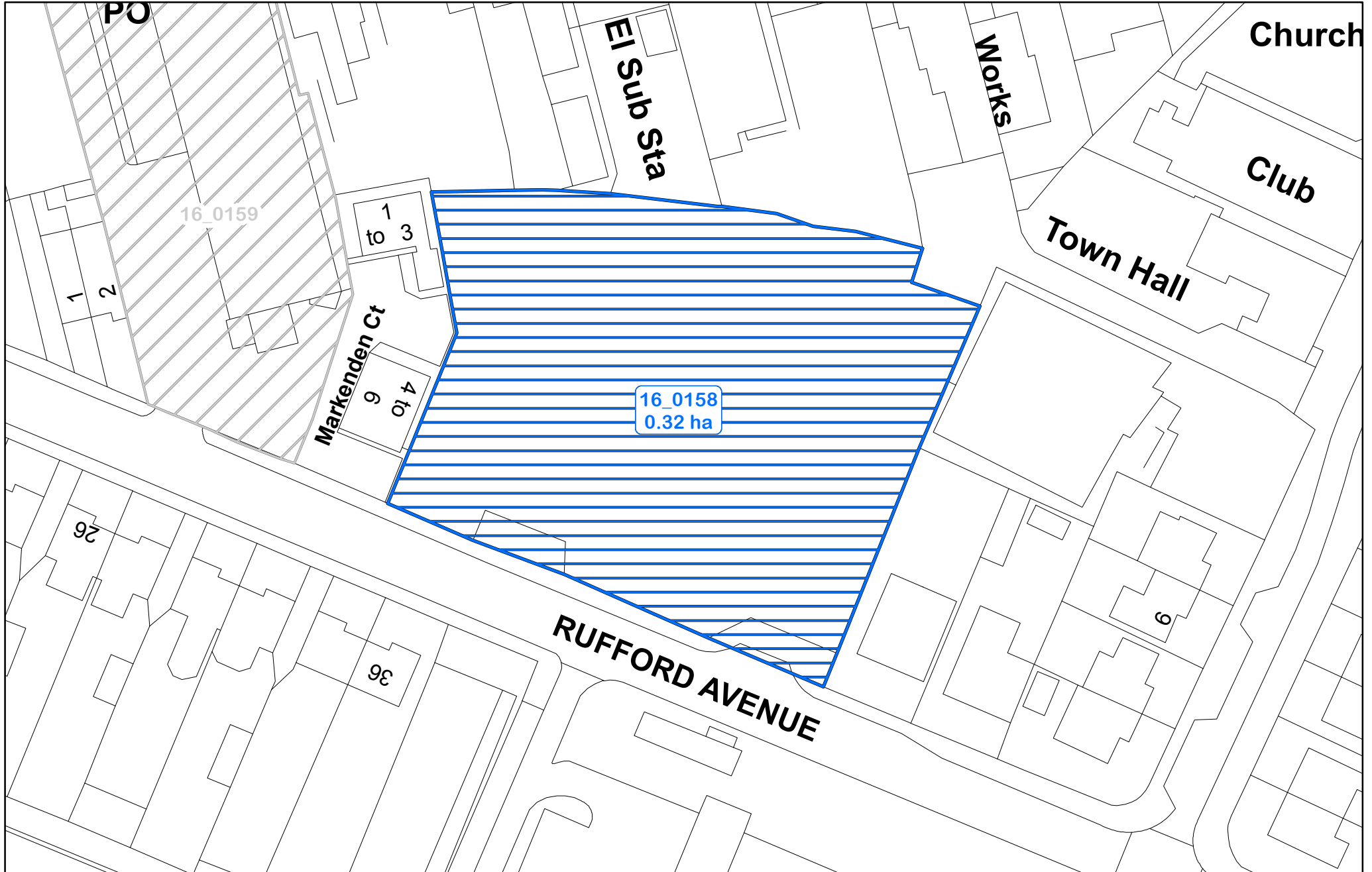
Additional Comments

Site was previously known as 08_0670

The owner, the Ollerton Town Council, has purchased a small additional piece of land which is reflected in an updated plan and size on this assessment.

Site benefits from extant permission 11/00469/FULM for which access works have been undertaken.

SHELAA 2016 Sites (Landscape)



Site Reference Number: 16_0198 Site Address The Haven, Wellow Green Cottages, Newark Road, Wellow	
Housing/Employment/Both: Housing	Area (Ha): 0.37
Parish: Ollerton & Boughton	Ward: Ollerton
Suitability Conclusion:	Not Suitable
Availability Conclusion:	Available
Availability Comments:	The site is available within 5-10 years
Achievability Conclusions:	Achievable
Achievability Comments:	There is nothing to suggest the site is not achievable.
OVERALL CONCLUSION:	
The site is separate from both Ollerton & Boughton and Wellow and is therefore not suitable for development.	

SUITABILITY

Character Land Use Location: Not Suitable	
Location: Separate from Urban Boundary	PDL/Greenfield: Mixed
	Area: PDL Area: Greenfield
Area Character: Rural	
Setting : Rural	
Current Use: Paddock / Dwelling	
Policy: Not Suitable	
Current Policy Status: Separate from built-up area and in open countryside	Other Policy Constraints:
Conflicting Issues: SP3 / DM8	

Access to Services : May be Suitable	
Within 800m or 10mins walking	
Primary School: No	Bus Stop: No
GP/Health Centre: No	Cash Machine / Post Office: No
Store of Local Importance:	
Proximity to town centre: Over 1km to a town centre	
Green Space Standards: Over 400m to a publicly accessible green space	
Within 30mins travel by public transport	
Secondary School: No	Retail Area: Yes
Further Education: No	Hospital: No
Supermarket: No	
Employment: No	
Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Strategy Comments:	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Physical Constraints : May be Suitable

Highway Engineers Comments:

Highway design should comply with the Highway Authority's design guide (or equivalent replacement that is current at the time of submission). Where appropriate, development proposals will need to be accompanied by either a Transport Statement, Transport Assessment and/or Travel Plan.

Topography Constraints: No

Contaminated Land?: Yes Contamination Category: B – Potentially contaminative usage has been identified within close proximity to the site

Agricultural land quality : Grade 3 (Good – Moderate) Access to Utilities: Not directly

Site Apparatus: Existing building on site Neighbour Issues: None

Flood Zone: 1 Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: No Impact on existing recreational use: Footpath on western edge

Protected Species/Habitats : site is opposite a local wildlife site Tree Preservation Order: No

Natural Features on site: none

Conservation Area : No Heritage asset (designated & non designated): No. Potential archaeological interest. Site was linked to Wellow Hall and its unregistered park and garden, but severed by disused rail line.

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Site submitted June 2019

Achievability Comments: No evidence to suggest the site would not be achievable

Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

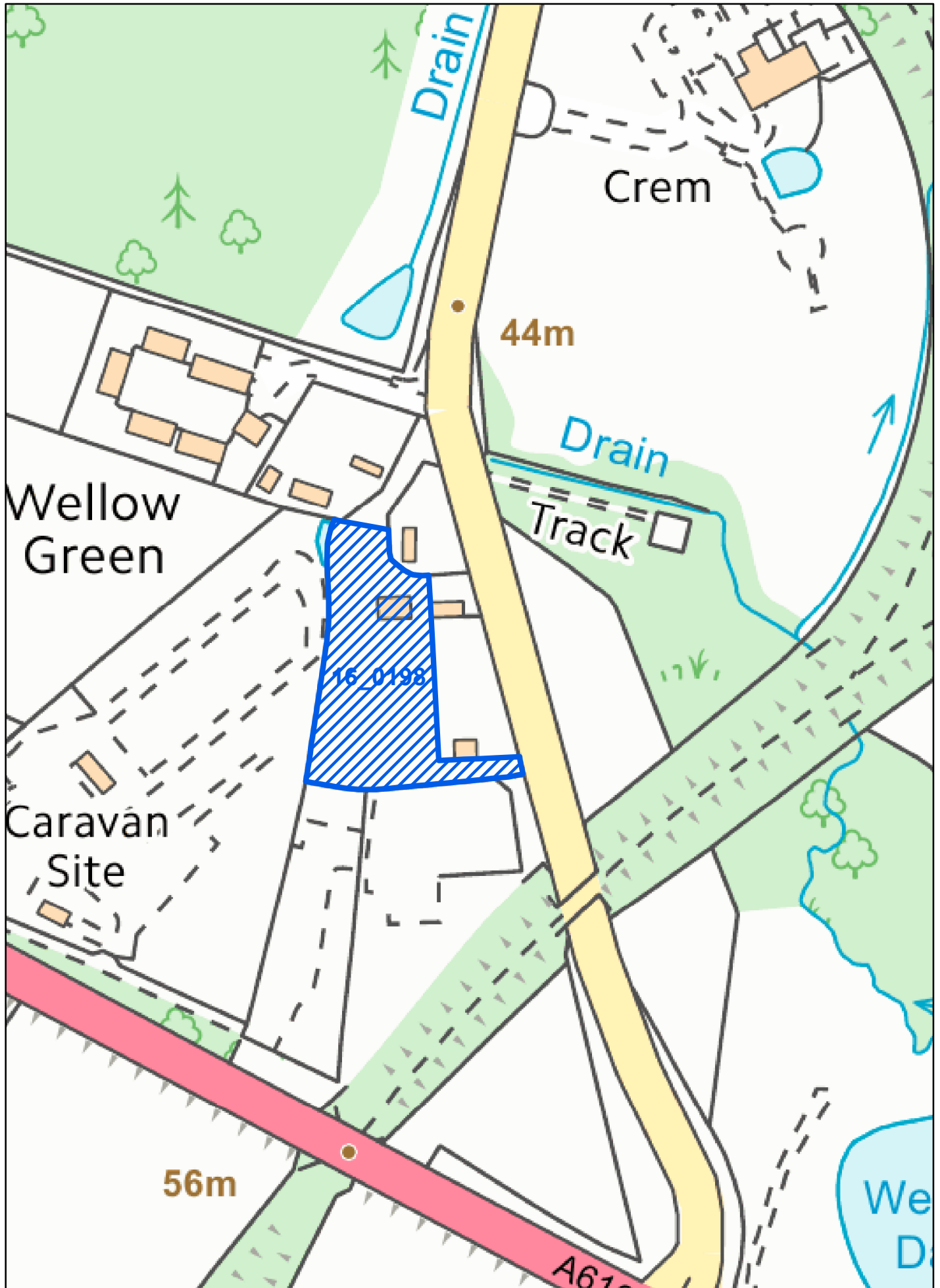
Additional Comments

The site does not have planning permission and is therefore considered achievable within 5-10 years.

Yield: suggested for 5 dwellings



SHELAA 2016 Sites (Portrait)



Site Reference Number: 16_0263 Site Address Land at Shannon Caravan Park, Wellow Road
Housing/Employment/Both: Housing Area (Ha): 2.72ha
Parish: Ollerton & Boughton Ward: Ollerton

Suitability Conclusion: Not Suitable
Availability Conclusion: May be Available
 Availability Comments: The site may be available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable.

OVERALL CONCLUSION:
The site does not have independent highways access and therefore the site is not suitable. Potential contamination issues in the locality would need to be assessed and mitigated as appropriate. The site is achievable and may be available. The site is within a coal mining reporting area and is 100% in development low risk area.

SUITABILITY

Character Land Use Location: May be Suitable

Location: Urban (outside but adjoining boundary) (albeit accessed from outside and unlikely to be use the entire site) PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield
 Area Character: Caravan Park, Former Colliery Site
 Setting : Edge-of-Settlement
 Current Use: Pasture

Policy: May be Suitable

Current Policy Status: SP3 / DM8 Other Policy Constraints:
 Conflicting Issues: Outside but adjacent to urban boundary

Access to Services :

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: No	Secondary School: Yes	Retail Area: Yes
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km to a major public transport node	
Green Space Standards: Over 400m to publicly accessible green space		Green Space Strategy Comments:	

Physical Constraints : Not Suitable

Highway Engineers Comments:

Visibility and on site highway layout to be provided to standard. Offsite highway works and Traffic Assessment Required. Part of the site is a caravan site with an acceptable access onto the Wellow Road. The position of this access is acceptable in highway terms but would require upgrading to an adoptable standard.

(NB: No independent highways access, housing would be unacceptable here.)

Topography Constraints: None known

Contaminated Land?: Yes Contamination Category: B- Potentially contaminative usage has been identified in close proximity to the site

Agricultural land quality : Grade 3 (Good-Moderate)

Access to Utilities: Unknown

Site Apparatus: None

Neighbour Issues: None

Flood Zone: 1

Surface Water Flooding:

Identified within the SFRA?:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: None

Impact on existing recreational use: No

Protected Species/Habitats : Ollerton Colliery Local Wildlife Site

Tree Preservation Order: No

Natural Features on site None

Conservation Area : No

Heritage asset (designated & non designated): potential archaeological interest, linked to unregistered P&G at Wellow Hall

Suitability Conclusion: Not Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Originally submitted to Call for Sites

Achievability Comments: No evidence suggests site is not achievable

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Ownership Constraints: None known

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues:

Viability Comments:

Availability Conclusion: May be Available

Achievability Conclusion: Achievable

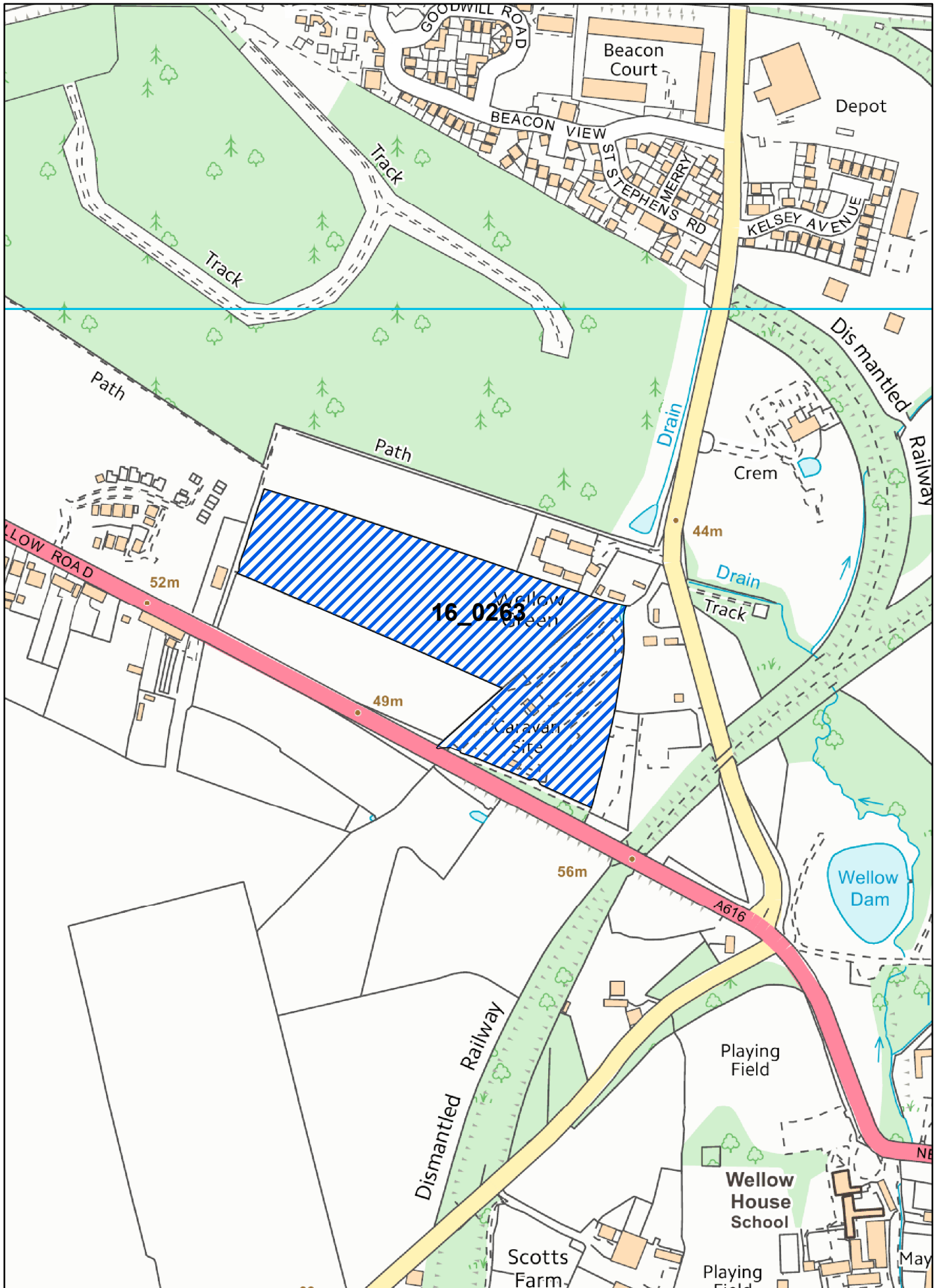
Additional Comments

Within coal mining reporting area. 100% in development low risk area.

Yield:



SHELAA 2016 Sites (Portrait)



Site Reference Number: 20_0002 Site Address: Land at Cocking Hill House, Boughton
Housing/Employment/Both: Both Area (Ha): 2.83
Parish: Ollerton & Boughton Ward: Boughton

Suitability Conclusion: May be Suitable
Availability Conclusion: Available
 Availability Comments: The site is available within 5-10 years
Achievability Conclusions: Achievable
 Achievability Comments: There is nothing to suggest the site is not achievable.

OVERALL CONCLUSION:

Possible contamination issues in the locality would need to be investigated and mitigated if necessary. Similarly, the impact on the SSSI / SINCC and Ancient Woodlands adjacent to (separated by the railway line) would also need to be investigated.

Approximate yield:

SUITABILITY

Character Land Use Location: May be Suitable

Location: Outside but Adjacent to the urban boundary PDL/Greenfield: Greenfield
 Area: PDL Area: Greenfield 2.83
 Area Character: Industrial / Rural
 Setting : Industrial / Rural
 Current Use: Agriculture

Policy: May be Suitable

Current Policy Status: Outside (but adjoining) village boundary Other Policy Constraints:
 Conflicting Issues: SP3 / DM8

Access to Services: May be Suitable

Within 800m or 10mins walking		Within 30mins travel by public transport	
Primary School: No	Bus Stop: Yes	Secondary School: Yes	Retail Area: No
GP/Health Centre: No	Cash Machine / Post Office: No	Further Education: Yes	Hospital: No
Store of Local Importance:		Supermarket: Yes	Employment: Yes
Proximity to town centre: Over 1km to a town centre		Proximity to Transport Node: Over 1km of a major public transport node	
Green Space Standards: Over 1,500m of a publicly accessible green space		Green Space Strategy Comments:	

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Physical Constraints : May be Suitable

Highway Engineers Comments:

Topography Constraints: No

Contaminated Land: Possible

Contamination Category: B – Potentially contaminative usage has been identified in close proximity to the site.

Agricultural land quality : 3

Access to Utilities: Unknown

Site Apparatus: No

Neighbour Issues: Unknown

Flood Zone: 1

Surface Water Flooding: Unknown

Identified within the SFRA:

SFRA Comments:

Landscape, Biodiversity and Built Heritage Constraints : May be Suitable

Impact on views: Yes

Impact on existing recreational use: No

Protected Species/Habitats: Unknown

Tree Preservation Order: No

Natural Features on site: Vegetative border

Conservation Area: No

Heritage asset (designated & non designated):
No

Suitability Conclusion: May be Suitable

AVAILABILITY AND ACHIEVABILITY

Availability Comments: Landowner confirms availability at June 2021.

Achievability Comments: No information suggests that the site would not be achievable.

Ownership Constraints: None known.

Ownership Comments:

Legal Issues: None known

Legal Comments:

Timescale: 5-10 years

Availability Other Issues: None Known

Viability Comments:

Availability Conclusion: Available

Achievability Conclusion: Achievable

Newark & Sherwood Strategic Housing Land Availability Assessment – Site Assessment Form

Additional Comments

Yield: 68 or 2.26ha of employment land.



SHELAA 2016 Sites (Portrait)

